

# SAN ANTONIO PLANNING COMMISSION AGENDA

October 13, 2004

2:00 P.M.

Susan Wright, *Chairperson*

James Daryl Byrd, *Vice Chairperson*

Murray H. Van Eman, *Chair – Pro Tem*

Mitch Meyer


Cecilia Garcia

Robert Hanley

Amelia Hartman

Jose R. Limon

Dr. Francine S. Romero

 THE DEVELOPMENT AND BUSINESS SERVICES (DBS) CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

YOU CAN CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

## 1. PRELIMINARY ITEMS

### A. Work session, 12:00 P.M., Tobin Room

- Briefing and Discussion on Starbright (Toyota) Industrial Development Corporation Contract, Defense Adjustment Management Authority (DAMA) and South Side Initiative) (Development Services)
- Briefing to discuss Planning Commission retreat scheduled for October 22, 2004.
- Discussion of Southside Initiative Plan Amendments. (Planning Department)
- Briefing on agenda items, any of which may be discussed (Development Services)

### 2. 2:00 P.M.– Call to Order, Board Room

### 3. Roll Call

## 4. PUBLIC HEARINGS

### REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 040245	Vest (On the northerly side of Link St., 174' from Silver Oak)	9	550 B-4
B. 040512	Hidden Springs Estates PUD (Along Rocky Hill Rd., approximately 116.24' west of Manor Hill Rd.)	8	480 A-1

**PLANNED UNIT DEVELOPMENT (PUD Plan):**

<b>C. 04-023</b>	<b>Independence Village @ Dominion Phase I PUD</b>	<b>8</b>	<b>480 B-5</b>
	(East of IH 10 West on the south side of Dominion Dr.)		

**REPLATS:**

<b>D. 040255</b>	<b>Woodstone Pool House</b>	<b>8</b>	<b>548 F-2</b>
	(On the south side of Woodstone Pkwy, 1,050.71' west of Vance Jackson Ave.)		

<b>E. 040353</b>	<b>Falcon Bank</b>	<b>7</b>	<b>581 C-3</b>
	(On the east side of Fredericksburg Rd., 380' north of Loop 410)		

<b>F. 040399</b>	<b>Sonterra II-B</b>	<b>9</b>	<b>482 B-7</b>
	(On the west side of Stone Oak Pkwy., 561.22' south of Huebner Rd.)		

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**CONSENT ITEMS**

**PUBLIC HEARINGS FOR ITEMS 5-8 HELD ABOVE:**

<b>5.</b>	<b>04-023</b>	<b>Independence Village @ Dominion Phase I PUD</b>	<b>8</b>	<b>480 B-5</b>
		(East of IH 10 West on the south side of Dominion Dr.)		

<b>6.</b>	<b>040255</b>	<b>Woodstone Pool House</b>	<b>8</b>	<b>548 F-2</b>
		(On the south side of Woodstone Pkwy., 1,050.71' west of Vance Jackson Ave.)		

<b>7.</b>	<b>040353</b>	<b>Falcon Bank</b>	<b>7</b>	<b>581 C-3</b>
		(On the east side of Fredericksburg Rd., 380' north of Loop 410)		

<b>8.</b>	<b>040399</b>	<b>Sonterra II-B</b>	<b>9</b>	<b>482 B-7</b>
		(On the west side of Stone Oak Pkwy., 561.22' south of Huebner Rd.)		

**PLATS:**

<b>9.</b>	<b>030103</b>	<b>JPV Properties</b>	<b>9</b>	<b>550 C-8</b>
		(On the south side of Loop 1604, 1,785.41' east of Blanco Rd.)		

<b>10.</b>	<b>030354</b>	<b>Inwood-Huebner Road Commercial</b>	<b>9</b>	<b>516 A-2</b>
		(At the intersection of Loop 1604 and Huebner Rd.)		

<b>11.</b>	<b>030428</b>	<b>Heights Bend</b>	<b>8</b>	<b>515 B-8</b>
		(On the south side of Lockhill Selma Rd., 793' west of Heights Lane Dr.)		

<b>12.</b>	<b>030550</b>	<b>Crystal Hills Unit 7 PUD</b>	<b>7</b>	<b>580 A-5</b>
		(At the corner of Crystal Hill and Crystal Bow)		

<b>13.</b>	<b>030552</b>	<b>Roseheart Unit 2 PUD</b>	<b>10</b>	<b>518 C-8</b>
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(At the corner of Grassmarket and Roseheart)

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|-----|--------|---|------------|----------------|
| 14. | 040108 | <b>Talley GVH Unit 2 PUD</b><br>(The extension of Ravens Ranch within Talley GVH Unit 1 PUD, approximately 116.98' north of Adobe Creek)    | <b>OCL</b> | <b>577 A-5</b> |
| 15. | 040135 | <b>Heather's Cove</b><br>(On the southeast side of Heather's Cove St., east of Heather's Place St.)   | <b>4</b>   | <b>647 E-5</b> |
| 16. | 040163 | <b>Wynwood Place Westcreek Unit 3</b><br>(On the west side of Grosenbacher Rd., 1,700' north of Potranco Rd.)                               | <b>OCL</b> | <b>611 D-3</b> |
| 17. | 040239 | <b>Champions Village Unit 1 Townhouse PUD</b><br>(On the northwest side of Stone Oak Parkway, 4,850' west of U.S. Hwy. 281)                 | <b>9</b>   | <b>483 B-4</b> |
| 18. | 040259 | <b>Cheyenne Valley Unit 2</b><br>(On the south side of Weidner Rd., at Grand Park Dr.)  | <b>10</b>  | <b>553 B-5</b> |
| 19. | 040262 | <b>Southwest General Medical Office Building</b><br>(On the east side of Barlite Blvd., approximately 872.24' north of Navajo)              | <b>4</b>   | <b>649 D-8</b> |
| 20. | 040267 | <b>Monte Viejo Unit 13</b><br>(On the west side of Emory Oak Dr., 418' south of S.W. Military Dr.)  | <b>3</b>   | <b>652 C-7</b> |
| 21. | 040297 | <b>Sendero Ranch Unit 4 PUD Lots 172 and 173</b><br>(On the west side of Reynosa St., approximately 1,077' north of Sendero Verde St.)      | <b>OCL</b> | <b>451 E-8</b> |
| 22. | 040319 | <b>Monte Viejo Unit 15</b><br>(On the southeast side of Emory Oak Dr., 2,385' southwest of S.E. Military Dr.)                               | <b>3</b>   | <b>652 C-7</b> |
| 23. | 040396 | <b>The Enclave at Lakeside Unit 1</b><br>(At the intersection of Cable Ranch Rd. and Waters Edge Rd.)                                       | <b>6</b>   | <b>613 B-5</b> |
| 24. | 040421 | <b>Walnut Pass at Boerne Stage Unit 3</b><br>(On the southerly side of Boerne Stage Rd., to the east and west side of Cross Mountain Trail) | <b>OCL</b> | <b>479 B-2</b> |
| 25. | 040435 | <b>Chestnut Springs Unit 1</b><br>(Along the northwest extension of View West Dr., 343.14' northwest of Ingram Rd.)                         | <b>6</b>   | <b>613 A-4</b> |
| 26. | 040449 | <b>Tupelo Heights II</b><br>(On the north side of Tupelo Lane at its intersection with Donore Place)  | <b>8</b>   | <b>549 B-8</b> |

**PLAT DEFERRALS:**

- |     |               |   |          |                |
|-----|---------------|---|----------|----------------|
| 27. | <b>030539</b> | <b>Johnson Components</b><br>(On the north side of E. Houston St. (F.M. 1346), east of NE Loop 410) | <b>2</b> | <b>619 A-5</b> |
| 28. | <b>040570</b> | <b>Camino Bandera Apartments</b><br>(On the west side of Bandera Rd., south of Camino Bandera)      | <b>8</b> | <b>547 C-5</b> |

**SPECIAL PROJECTS:**

29. Request to accept, declare as surplus and sell two (2) parcels of property specifically Lots 15 & 16, Block 2, NCB 1494 (Asset Management)
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**INDIVIDUAL CONSIDERATION**

**VARIANCES:**

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|-----|---------------|--|-----------|----------------|
| 30. | <b>030079</b> | <b>Heather's Cove Ph II TIF</b> (K values)<br>(On the north side of Medina Base Rd., 753' east of Loop 410)  | <b>4</b>  | <b>647 E-5</b> |
| 31. | <b>030547</b> | <b>Raintree Heights</b> (Street Intersections)<br>(At the southeast corner of Raintree Path and Toepperwein Rd.)   | <b>10</b> | <b>519 D-7</b> |
| 32. | <b>040060</b> | <b>Mountain Lodge Unit 5A2 PUD</b> (Interior Streets, Table 506-3) <b>OCL 483 C-2</b><br>(On the north and south sides of Mountain Cove, 255' to the centerline of Fairway Bridge) |           |                |
| 33. | <b>040119</b> | <b>Monterrey Village, Unit 2</b> (Street Grades)<br>(On the northeast side of Judson Rd., 1,419.18' southeast of Independence Ave.)  | <b>10</b> | <b>553 D-2</b> |
| 34. | <b>040404</b> | <b>Villas at Costa Cadiz</b> (Parkland requirements)<br>(At the intersection of Roland Ave. and Family Tree Dr.)   | <b>2</b>  | <b>652 D-3</b> |

**TIME EXTENSIONS/APPEALS:**

- |     |               |   |            |                |
|-----|---------------|---|------------|----------------|
| 35. | <b>000435</b> | <b>C &amp; H Smith</b> (Plat Time extension)<br>(On the south side of Mayfield Blvd., approximately 372.5' west of Commercial Ave.) | <b>4</b>   | <b>650 B-6</b> |
| 36. | <b>01-005</b> | <b>Summerfield Townhouse PUD</b> (PUD Plan Time Extension)<br>(Near the intersection of Wurzbach Parkway and Bluffton Oak)          | <b>8</b>   | <b>549 F-1</b> |
| 37. | <b>010241</b> | <b>Summerfield Townhouses PUD</b> (Plat Time Extension)<br>(Near the intersection of Wurzbach Parkway and Bluffton Oaks)            | <b>8</b>   | <b>549 F-1</b> |
| 38. | <b>040156</b> | <b>Windfield Unit 2</b> (Streetscape variance appeal)   | <b>OCL</b> | <b>585 D-7</b> |

39.	040157	Windfield Unit 3 (Streetscape variance appeal) (At the southeast corner of Foster Rd. and Winfield Path)	OCL	587 D-7
40.	RWD 04-09-008	Wayne & Mary Haecker (ROW Dedication) (North of the intersection of U.S. Hwy 181 and S. Foster Rd. on S.Foster Rd.)	OCL	685 C-6

41. Public hearing and consideration of a resolution recommending to the City Council the acquisition of thirteen properties along the Salado and the Leon Creeks for the Proposition 3 Creekways Linear Parks Development Project. (Parks & Recreation)
42. Public hearing and consideration of a resolution amending the Land Use Plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately 1.74-acres located at 1331 and 1339 S. Flores St. from Light Industrial land use to Neighborhood Commercial/Medium-High Density Residential land use. (Planning Dept.)
43. Public hearing and consideration of a resolution amending the Land Use Plan contained in the North Central Neighborhoods Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.3657-acres located at 826 and 829 Westwood, from Parks/Open Space to Neighborhood Commercial. (Planning Dept.)
44. Citizens to be heard
45. Approval of the minutes for the Sept. 22, 2004 Planning Commission meeting
46. Director's report
47. Questions and discussion
48. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed
49. **ADJOURNMENT**